033.0	0001	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	692,500 / 692,500
					USE VALUE:	692,500 / 692,500
					ASSESSED:	692,500 / 692,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		SILK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LINDSAY NICHOLAS	
Owner 2:	SERRAO TANYA	
Owner 3:		
Street 1:	42 SILK ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	VALENTE MARIA L -
Owner 2:	LIFE ESTATE -
Street 1:	42 SILK ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .128 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1937, having primarily Vinyl Exterior and 2224 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5555.000	317,000		375,500	692,500
Total Card	0.128	317,000		375,500	692,500
Total Parcel	0.128	317,000		375,500	692,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 311.45 | /Parcel: 311.45

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 22503

GIS Ref

GIS Ref

Insp Date 11/06/18

!2689!

PREVIOUS ASSESSMENT

Parcel ID 033.0-0001-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	317,000	0	5,555.	375,500	692,500		Year end	12/23/2021
2021	101	FV	305,500	0	5,555.	375,500	681,000		Year End Roll	12/10/2020
2020	101	FV	305,500	0	5,555.	375,500	681,000	681,000	Year End Roll	12/18/2019
2019	101	FV	246,600	0	5,555.	340,300	586,900	586,900	Year End Roll	1/3/2019
2018	101	FV	246,600	0	5,555.	322,700	569,300	569,300	Year End Roll	12/20/2017
2017	101	FV	246,600	0	5,555.	281,600	528,200	528,200	Year End Roll	1/3/2017
2016	101	FV	246,600	0	5,555.	240,500	487,100	487,100	Year End	1/4/2016
2015	101	FV	230,600	0	5,555.	222,900	453,500	453,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:52:33

LAST REV

Date	Time
04/02/19	14:32:45
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2689

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VALENTE MARIA L	54994-327		7/15/2010		442,000	No	No		
VALENTE MARIA L	52643-156		4/27/2009	Family	1	No	No		
	13212-713		6/1/1977		41,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/6/2018	MEAS&NOTICE	HS	Hanne S
4/16/2009	Measured	197	PATRIOT
2/22/2000	Mailer Sent		
2/17/2000	Measured	270	PATRIOT
8/11/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	22503
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5555		Sq. Ft.	Site		0	64.	1.06	3									375,458						375,500	

Total AC/HA:	0.12753	Total SF/SM:	5555	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	375,458	Spl Credit		Total:	375,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.28253007
Const Adj.:	0.99989998
Adj $ / SQ:	141.064
Other Features:	72250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	389472
Depreciation:	72442
Depreciated Total:	317030

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

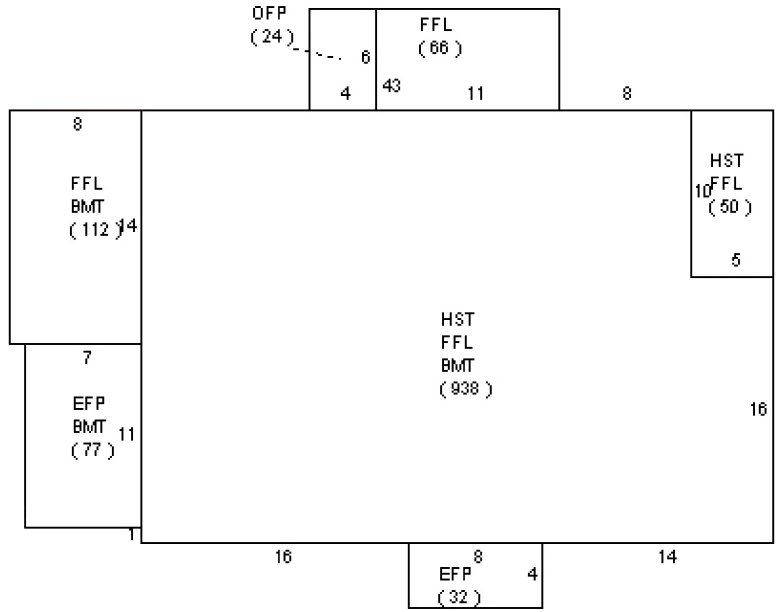
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	141.06
Special Features:	0	Val/Su Net:	108.56
Final Total:	317000	Val/Su SzAd	190.96

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,166	141.060	164,481
BMT	Basement	1,127	67.710	76,310
HST	Half Story	494	141.060	69,686
EFP	Enclos Porch	109	52.200	5,689
OFP	Open Porch	24	44.000	1,056

Net Sketched Area:	2,920	Total:	317,222
Size Ad	1660	Gross Area	3414	FinArea	2224
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

033.0-0001-0010.0

IMAGE

AssessPro Patriot Properties, Inc